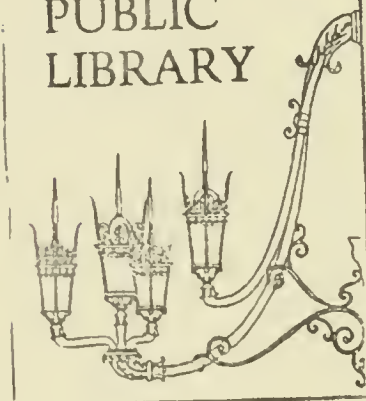


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SOUTH COVE URBAN RENEWAL AREA
REPORT FOR FIRST QUARTER 1966
April 1, 1966

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The following report represents the present status of project activities, and in what direction we are pursuing these activities.

1. Chinatown Housing

The Chinese Urban Renewal Committee's architects and developer have prepared a preliminary design and development scheme for Parcels R-2 and R-2a. The Committee and the Authority staff have approved the scheme's basic aspects, including one-stage construction necessitating the temporary relocation of on-site Chinese families who will move back to the new housing. The Authority has formally designated the Committee as development sponsor for R-2 and R-2a subject to remaining requisites for development. FHA has given preliminary review to the proposal. The Committee is now taking final steps for incorporation and public disclosure, efforts are being made to obtain early FHA concurrence, which hopefully will include waiver of the feasibility study. The Authority staff has presented its list of revisions to the architects, and the architects are preparing proposed solutions. We are all working on the basis that ground-breaking will take place this fall, hopefully September 1.

Two things that might hold up development: the temporary relocation of on-site Chinese families, and FHA concurrence. The main problem on temporary relocation is to find suitable housing as close to the present site as possible. This is the condition expressed by both the Committee and the affected residents. Work has been started by both the Committee and Authority staff on preparations for temporary relocation; and the developer has agreed to process all applications from on-site residents before their relocation and to pay for whatever moves back are involved for which the Authority is not authorized to pay.

2. Tufts - New England Medical Center

Public disclosure has been made on the Medical Center as a developer in the South Cove and the Cooperation Agreement has been signed by both parties.

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The Medical Center's architects presented to the Authority staff recently a new preliminary scheme for the Medical Center's expansion program. This scheme has had favorable reception with the Medical Center, and is acceptable to us in most of its essential elements. The design staff has had a couple of working sessions with TAC to resolve the concerns we do have. TAC wants to get Logue's backing for the plan as soon as possible, and is now working to answer our concerns. They will be reporting back to us in early April.

A Federal grant of \$5,900,000 has been obtained for the dental clinic subject to the Medical Center providing matching funds. The Medical Center is considering raising these funds in advance of the general fund drive scheduled later this spring. The anticipated groundbreaking date for the clinic is still fall or winter of 1966, and completion date fall of 1968.

The internal problem of land holdings and values on the married student housing site has been resolved, but it has recently been ascertained that there are no Federal funds available for the project this fiscal year. In the meantime, a feasibility study of the married student housing prepared by Hermann Field's office is under study by the Medical Center.

Presentation of the Medical Center plan to Logue would be an appropriate occasion for presentation of a land purchase and development schedule as well. The architects have been alerted to this, and a follow-up letter to Dr. Wolfe or Mr. Quarles is probably now in order. Adverse effects on Medical Center design and development from intra-Center rivalry is still a possibility, although the situation has improved somewhat. A close watch on the situation should be continued.

3. Morgan Memorial

Morgan Memorial and its affiliated organizations are by all appearances continuing in their new direction of professional services to the handicapped and quality design of their facilities.

These organizations have declared interest in the following South Cove parcels: P-15 for a new Church of All Nations, R-4 for a new Goodwill Inn, and R-5 for new moderate income housing.

We have supplied the Church with the necessary development information on P-15 and they are in the process of selecting an architect. This development could take place as early as fall of 1965.

Mass. Housing Association, of Morgan Memorial has answered our advertisement on parcels R-4 and R-5 and has selected Hugh Stubbins to do the design. There would be problems with surrounding land uses in locating the Goodwill Inn on either R-4 or R-5. The staff is reviewing this.

Morgan Memorial is also planning to expand their Berkeley Street facilities in the form of a new rehabilitation center and a new headquarters building. Because of limitations they are considering air rights construction over the adjacent railroad lines but not over the Turnpike. The South End and South Cove design staff are reviewing the appropriateness of these uses in this important location. Morgan Memorial is prepared to start work on this project right away and has selected the architectural firm of Perry, Shaw, Hepburn and Dean to do the design work. This firm is not the most acceptable to Charlie Hilgenhurst but the new partner in charge of this project, Clifford Stewart, is appropriate for the work.

Coordinating the acquisition with the relocation of existing Morgan Memorial facilities in South Cove will involve some careful planning on their part and ours as we continue along in execution.

4. Don Bosco

Public Disclosure has been made and the Cooperation Agreement signed by Don Bosco. Mr. Logue's signature awaits resolution of the architect question.

After having been informed by the Authority staff in January that the present limited architectural resources of Don Bosco would have to be supplemented for their proposed South Cove work, Don Bosco has tentatively selected the firm of Hallas and Hallas. This firm is acceptable to us, and the contract has all but been signed. Our design staff has already met with the architects.

Immediately after formal selection of architects is made we must work out a design and disposition schedule with Don Bosco and push coordination with the Medical Center and with MBTA. Construction probably could not start earlier than fall of 1967.

5. Bay Village

Design work has been started by our engineering consultants, Charles T. Main and by our streetscape consultants, Mason & Frey, on street, underground utility, and street furniture construction to be started this season. A special committee of the neighborhood has been formed to work with us on the design. This committee has already had a working session with Authority staff and our consultants.

The schedule calls for presentation of preliminary plans to the neighborhood committee by the end of April and the working out of final plans with the neighborhood and the City through May. Construction contracts should be sent out on bid as early in June as possible.

The portion of Bay Village to be redeveloped for new housing is scheduled to be acquired within the next few months. Interests within the neighborhood are exploring development of the new housing.

6. MBTA

Because of the South Cove urban renewal schedule and the Tufts-New England Medical Center development schedule the MBTA is planning to construct the section of the new Forest Hills rapid transit line in advance of the rest of this line.

Construction of the South Cove section is pending approval by the MBTA Board of Trustees and the MBTA Advisory Board of the Southwest Corridor master plan and of the alignment of the South Cove section. Approval of the master plan is expected in the next month or so and approval of the alignment is expected in time to start construction by Spring of 1967.

This schedule while a little behind our anticipated schedule of site preparation for the parcels affected by the alignment, should not substantially delay construction.

Regular monthly joint meetings have been scheduled with MBTA, The Medical Center, and the BRA to expedite development.

7. Fire Station

The Mayor has selected as architects for the new South Cove fire station Carlin of New Haven and Carpenter of Boston. These two firms are being checked out to see if they are interested in working together. A use program and draft contract has been prepared and a design program is being completed.

The site should be ready in about 6 months. We are still hoping for a construction start this fall or early winter.

8. Elementary School

Authority staff is preparing a design program for this site. The Medical Center is working out arrangements with the School Department for comprehensive health facilities and services at the school and for a possible nursery school program. We should like to see construction start by spring of 1968, and should start soon to think about architects. How well construction preparations proceed will depend a lot, I suppose, on the disposition of the Adinolfi report.

9. Parcels R-4 and R-5

In response to the Authority's advertisement on 221(d)(3) sites, several developers and two potential sponsors have expressed an interest in the two South Cove sites R-4 and R-5.

The two potential sponsors are, as expected, the Medical Center and Mass. Housing Association. Each of these organizations has indicated that it was interested only in both sites together, not one or the other site. The Medical Center has selected Carl Koch as the architect and Turner Construction as the developer. Mass. Housing has Hugh Stubbins as the architect, with no developer or contractor yet appointed.

Mass. Housing has the necessary organization and is apparently ready to tool up for the job. The Medical Center presumably could set up when necessary. There are good reasons to try to accommodate both institutions. Both have a long standing interest in the area and could do a lot of good with these sites. Design requirements for both sites have been prepared, and a short study is now being made of a possible subdivision of these sites and of R-3 and R-3a. In the meantime, we should try to

determine which of the two institutions has the potentially better organization. The architects are of comparable quality.

Projected earliest groundbreaking date is spring of 1968, so we have a little time to make a sound decision on sponsors.

There is still the question of whether to develop these sites for other than d3 and of where elderly housing fits in. Both Mass. Housing and the Medical Center have indicated a willingness to arrange for low-rent elderly units. Housing under 220 or comparable program previously has been considered for these sites to help enhance the heterogeneity of the South Cove population. My present feeling is that Boston needs d3 rent levels more, and that a certain amount of economic and cultural heterogeneity is possible under d3.

10. Charles Playhouse

Presentation material on two alternative South Cove sites and on a hinge block site will be ready for a review by Logue and by the Playhouse trustees anytime after April 15. The hinge block alternative seems the most promising.

11. Omonia Restaurant

Esther and I talked with Mike Vallas and his architect early in February and indicated that as long as he develops on C-1 in conjunction with his restaurant the Greek community shopping facility he proposes, we would start making final plans with him for that site. We suggested he start arranging for his financing so we will all know the scope of project we will be working with. He is now so doing, and expects to be able to talk with us again fairly soon. Parcel C-1 should be ready for development by spring of next year, and we should try to get the Omonia relocated as soon after that as possible so as not to hold up redevelopment of its present site.

12. Sawyer Properties

A meeting was held early in February between Authority staff and Frank and William Sawyer to discuss Sawyer properties which are located within urban renewal areas.

The Sawyers' main concern seems to be with the Avis terminal property in South End, which property is to be acquired. They believe that an appropriate new location for these facilities will be particularly difficult to find.

In South Cove, the Sawyers are interested in putting the Youth Companion Building, Parcel 7, back into service as an office and will work with us on this. They would like us to acquire the adjacent developed property on Columbus Avenue and make it available to them for service parking. We have explained that our being able to justify this is unlikely. We should discuss this internally.

The Sawyers are also interested in developing their property at Tremont and Stuart, but are not confident that a parking facility, as we propose, would fit on the site, even if the Donnelly property were included. We have suggested that they have their engineers and architects look into this further, and we will do the same.. We have also suggested that they talk to the Donnelly people about combining parcels.

Finally the Sawyers are tentatively interested in developing Parcel C-3, which includes another of their parking lots.

The Project design staff is preparing design controls for C-3, C-4, C-5, C-6 and C-7 and we should be ready to start the clock under the conditional acquisition requirements for C-4, C-5, C-6 and C-7 right after the start of project execution. C-3 has a lower time priority at the moment, although developer interest in the site is increasing.

In the meantime, we have discussed C-4, C-5, and C-6 with James Connelly of Donnelly Advertising. They are interested in developing on the combined site a parking garage - advertising center and submitted a list of architects for our consideration. We have taken this list under advisement and encouraged Connelly to talk with Sawyer about combining forces. We will be talking with Connelly again in the next week or so.

13. YMCA

The Boston YMCA is actively preparing for a substantial fund-raising drive in the spring of 1967. Included among the projected uses of these funds is a new, expanded Chinese "Y". Programming has just started and will probably involve the Medical Center. The proposed site, Parcel P-1, for the new facility will not be ready before 1969. This schedule should give sufficient time for the "Y" with its present start, to adequately prepare for construction.

The Maryknoll Center also has its eyes on P-1. Combining the efforts of the "Y" and the Maryknoll Center ~~is~~ either in the same building or at least on the same site is still a possibility and has been and should continue to be encouraged.

14. Chinese Evangelical Church

This church is to be relocated from the Dawes Hotel under the Plan, and has declared its interest in remaining in the area. The board of trustees has appointed a development committee and is preparing a letter of interest for the Authority. This is a small but important church in the Chinese community and is growing. At this point it is difficult to ascertain how large a development the parish could support. Authority staff will work with the Church as it goes along. Locating a small sanctuary on Parcel P-1 and doubling up with the "Y" on related facilities is a possibility.

15. Gulf Oil

A meeting was held recently with the local district manager of Gulf to discuss the anticipated taking of their property at Berkeley Street and Columbus Avenue. Before Gulf realized that this property was to be taken for extension of the Turnpike Frontage Road, it had let a contract for construction of a new service station there. Construction had in fact started before it came to our attention. Gulf is reluctant to stop the contract even if we acquire fairly soon and has asked that we not take any earlier than necessary. Since we will have no authority to take before the station is substantially, if not wholly complete, it was decided to honor Gulf's request. We estimated a grace period of about four years before we will need that property, but no commitment has been made.

In the meantime Gulf has expressed a tentative interest in participating in the development of C-3.

16. Armory Area

Fitzgerald of Fitz-Inn Parking has acquired the 1st Corps Cadet Armory at the corner of Arlington Street and Columbus Avenue and the adjacent property on Columbus Avenue. Whether or not the Armory should be preserved is a moot question, but effort should be made to work with Fitzgerald to ensure the best use of that important location. Design and use objectives for the site are to be studied by staff in the next few weeks.

17. Wolfe's Service Station

Designs for a new sign to replace the recently installed objectionable sign at Wolfe's Service Station have been presented to the owner. This design has been accepted by representatives of the Bay Village neighborhood and informally accepted by the owner subject to Texaco approval. He will be reporting back to us within the next few days.

The 30 days notice for removal of the present sign probably will have to be extended because of the delay in presenting the new design.

After the sign issue is resolved, Authority staff will work with the owner to carry out the design conditions of the urban renewal plan on his property.

18. Parcels R-3, R-3a, C-3, C-8, and P-14

Parcels R-3 and R-3a will not be ready for development until the late 1960's or early 1970's at which time the elevated will be removed.

It will be possible to develop the eastern part of R-3 earlier, but this is not desirable from the point of view of best site design. The Chinese Urban Renewal Committee and the Medical Center have both expressed interest in this site. Depending upon who develops R-4 and R-5, we may have to consider Mass. Housing Assn. also. Fortunately, it may not be necessary to make a decision on developers until the various interested parties have proven themselves further elsewhere in and around the project area.

Parcel C-3 is our largest commercial parcel and the most conducive to a combination parking - other commercial development. It should preferably be developed as one parcel. Various businesses to be relocated have expressed interest in joining forces with others in developing this parcel, but the two most prominent parties tentatively interested in being the prime developer are Gulf Oil Corporation and the Sawyer Brothers.

As soon as we are a little further along with analyzing development possibilities from other businesses to be relocated we should actively consider alternative developers. Present target date for groundbreaking on this site is Fall 1967.

The only specific interest expressed so far in development of Parcel C-8 has been that of WNAAC, which has considered C-8 as an alternative to other downtown sites under their consideration for a new studio headquarters. This site should be ready by spring of 1965 and should be marketed within the next few months.

Parcel P-14, the public plaza site, is one of our most important sites so far as location and relation to surrounding uses are concerned. Detailed study by project design staff is in process on this and surrounding sites. The site should be ready by fall 1967.

19. Acquisition

Appraisal reports on virtually all first stage acquisitions have been sent to New York. This accounts for about 2/3 of all property to be acquired under the Urban Renewal Plan. Present schedule calls for negotiations to begin on first priority takings late in April and all first stage takings accomplished within the following six to eight months. Properties in the R-2 and R-2a site are first priority.

The order for appraisal of the second, or last, stage acquisitions is under preparation. The appraisals should be completed and approved in time to make these takings shortly after the finish of first stage takings.

The new procedure of in all cases negotiating before taking may delay the above schedule. We will have a better idea by the next quarter.

20. Disposition

Attached is a tentative schedule of disposition. Because of the necessity of relocating several facilities within the project area, many development dates are variables dependent upon other development dates. The attached schedule takes this into consideration.

Larry Smith and Associates has been invited to submit a proposal on disposition appraisals and has been given the necessary information to start work on R-2 and R-2a. Consideration is being given to inviting a proposal from James Felt Company. Appraisals on R-2 and R-2a should begin within the next few weeks

in order to meet the development schedule for this parcel. Present thinking is to have each of the two sets of appraisals on all parcels done at once under one contract, with the assumption that few if any delays in disposition will be of sufficient duration to change disposition values.

21. Engineering and Surveys

Our engineering consultants, Charles T. Main, have started the engineering for project execution, with principal initial emphasis on Bay Village utilities and street paving and street changes requisite to the development of parcels R-2 and R-2a. Engineering for this above work will be ready for fall construction.

Property surveys, being done by Bryant Engineering, started in January and will be completed and mapped by the end of May. Accurate survey maps of Parcels R-2 and R-2a and P-16 are first priority and will be completed earlier.

22. Rehabilitation

An experienced construction man, Arthur Randall, has joined the South Cove staff as our full-time one-man rehabilitation representative. The design and drafting work is being supplied temporarily by George Stephen and his staff. Although project rehabilitation work has not started officially yet, we have at least two cases which we find it necessary to take on initially. One is a residential row-house structure on Isabella Street which was the recent victim of a fire. The other is a six-story commercial structure on Beach Street in the CBD project which is a potential temporary relocation resource for R-2 on-site residents. A survey of this structure has shown that the vacant upper floors would lend themselves inexpensively to residential conversion, and the location of the property in Chinatown warrants its use for Chinese Community housing. A layout and cost analysis is being conducted by staff to determine the actual feasibility of the proposal.

Our earlier unofficial rehabilitation project, 231 Harrison Avenue, is nearly complete, and the results will be no better but no worse than expected under the circumstances of ownership and our limited authority and staff at the time.

Preparations are now under way for project rehabilitation publicity, initial inspection of rehabilitated structures, and a possible demonstration program. Project rehabilitation work should start in earnest by late spring.

23. Family Relocation

Attached is a separate report from the Project Family Relocation Supervisor. The main effort in family relocation to date has been to interview the residents of Parcel R-2, to gather requisite preliminary data on the relocation caseload, and to participate in the current re-organization of the Authority's relocation operation. This latter work has included revising forms and tooling up for an initial diagnostic survey of the total caseload. This survey, to start in mid-April, will involve a temporary increase in relocation personnel which will tax our present facilities.

Work has also been started on temporary relocation housing for the R-2 on-site residents. A survey of available and potentially available housing in the Chinatown area is included in the diagnostic survey, and the scheduling of property takings has been set up with the use of some of these properties for temporary relocation in mind.

In the meantime, a study is underway on a loft building on Beach Street in Chinatown to determine the feasibility of conversion of the upper floors for residential use. If the results of the study are favorable to us and to the owners, this property alone could accommodate over half of our anticipated temporary relocation workload from R-2. The study will be complete by April 11 and the renovation could be complete in time to meet our present temporary relocation schedule.

24. Business Relocation

Attached is a separate report from the Business Relocation Supervisor. The emphasis to date in business relocation has been to set up the relocation of the two furniture firms on Washington Street and the firms from Parcels R-2 and R-2a. Advance work has started on other businesses in conformance with our taking schedule and with businesses which require particular lead time. The delay in Loan & Grant approval has caused complications for several firms which have relocation arrangements set up that they cannot reasonably conclude until we have Loan & Grant approval.

25. Objectives

In July of 1965, the following series of project objectives to be met by the end of the succeeding 12 months were set forth:

1. New housing in Chinatown under construction.
2. Medical Center and Don Bosco design programs and disposition schedules under control and first stage land transactions probably complete.
3. Clearing of the Charles Street Extension right-of-way nearly complete. The engineering and other construction preliminaries complete for this road.
4. The new fire station site available for construction.
5. MBTA subway engineering nearly complete and the alignment firm.
6. Utility and street construction in the Bay Village area underway.
7. Most of the more incompatible and blighted used along lower Tremont Street and in the vicinity of Broadway cleared.
8. In addition, necessary preparations made to start action along Stuart Street and in the Pine Street area.

Principally because of the delay in Loan & Grant approval the accomplishment of several of these objectives will undoubtedly be delayed. Specifically, the work described in numbers 1, 3, 4, 6, and 7 will probably be accomplished by the middle or late fall rather than by July. In addition, the MBTA subway engineering is now scheduled for completion in late 1966 or early 1967.

The following are additional objectives which could be met by December of 1966. Most of these objectives were first set forth in the South Cove progress report for 1965.

1. Second stage acquisition appraisals complete.
2. Proposals for development of conditional parcels C-4, C-5, C-6, and C-7 nearly complete.
3. Don Bosco Gym and auditorium in final design.
4. Fire station under construction.
5. Parcel P-15, Church of All Nations, in final design.
6. Dental Clinic and married student housing ready to start and initial hospital construction in final design.
7. Construction of Charles Street Extension and Oak St. ready to start.
8. Parcel P-14, public plaza, in final design.
9. Selection of developers for R-4, R-5, and C-1 complete and design underway.
10. Engineering for 1967 project improvements complete.
11. Architect for new Quincy School selected.
12. Either renovation or demolition of conditional acquisition parcel C-9 underway.
13. Marketing of R-7, C-2, C-3 and C-8 underway.

Robert G. Hazen, Project Director
South Cove

Relocation Specialist III , Charles Bartoloni

Business Relocation Report
Priority Areas R-2 - R 2A

BLOCK 449 PARCEL 5047

The Municipal building at 120 Tyler St. houses the Boston Firemen's Post No 94 of the American Legion and the Spanish American War Veterans Post No. 1, George J. Whittier Camp. Both of these posts want rent free, City owned buildings. But it is believed that the Firemen's Post will be able to relocate to the Firefighters Union Building in Dorchester. The Spanish Veterans Post, numbering about six, will be able to move into the other Spanish Veterans Post at Dudley Street which is the Wolcott Post.

BLOCK 446 PARCEL 5123

Tyler Auto Service at 116 Tyler Street is owned and operated by Mr. George Moses. York Realty owns the land. Mr. Moses has filed a letter with the Authority requesting permission to remain within the South Cove Area. There appears to be no serious relocation problem since the Shell Co. has offered him another station in the Boston area.

BLOCK 448 Parcel 5050

L. Freeman Furniture & Junk Co., 107 Tyler St. Mr. Freeman who owns both business and building has been located on Tyler St for the last 48 years. By virtue of this, he contended from the time of our first meeting that he had to have a building of his own and that he must remain on Tyler St. At our last meeting with Dick Lockhart at the South Cove Site Office with Mr. Freeman and his son, we reached a point of agreement that Mr. Freeman would rent space in the New Chinose development for his office. It should be noted that due to Mr. Freeman's age and eccentricity we must deal with him on a day to day basis.

Business Relocation Report
Priority Areas R-2 - R 2A

BLOCK 448 PARCEL 5050

Hop Lake Noodle Co. 145 Tyler St . The owner of the business stated that it was essential for him to remain in or near the Chinese restaurant district. It appears that with the amount of basement space available within the area, his relocation should not be very difficult.

BLOCK 448 PARCEL 5063

Boston Pressing Machine Co. 266 Harrison Ave. Mr. Sam Kushner who is the owner of Boston Pressing Machine Co. has informed us that he has found a new location on South St in the Leather District and is prepared to move as soon as the plan is approved.

BLOCK 448 PARCEL 5063

Elliot Sewing Machine Co. 254 Harrison Ave South Boston is the area to which this company is looking for a new business location. We have been checking the area for them, but as of yet a suitable location has not been found.

BLOCK 448 PARCEL 5070

United Machine and Electric Works, 228 Harrison Ave. Mr. Gotz the owner of both the business and the building is interested in staying as close to his present location as possible. We are pursuing the possibility of a location in the New York Streets area, in particular the Cooper Electric Co. Building.

BLOCK 448 PARCEL 5070

Palais Die Cutting Co. 228 Harrison (4th Floor) Mr. Palais is an elderly gentleman in his seventies and feels that he will liquidate instead of trying to re-

Business Relocation Report
Priority Areas R-2 - R 2A

establish his business in another location.

BLOCK 448 PARCEL 5070

Albano Box Co. 228 Harrison (Basement)
We talked with the proprietor of the business and looked over his operation. He deals in second hand cardboard boxes which he sells to local stores and movers. His needs are minimal in that he requires only basement storage space. We feel that a location of this type will not be too difficult to find.

BLOCK 448 PARCEL 5070

Dora Gustafson, 228 Harrison Ave. We have made an appointment with Mrs. Gustafson for next week. She occupies two floors for storage and repair of window display dummies. Her office is located at 51 Kneeland St.

BLOCK 448 PARCEL 5071

Oriental Sweet Shop, 226 Harrison Ave.
Mr. Mike Sliby owns the business, building and also lives in the building. He is interested in relocating to the Roslindale-West Roxbury area.

BLOCK 448 PARCEL 5076

Fast Printing Service, 216 Harrison Ave.
Although the first floor and basement are filled with equipment and junk, the door is bolted and apparently has not been opened in some time. We are trying to trace down the owner of the business in order to obtain further information.

BLOCK 448 PARCEL 5077

Hadco Co. (Aluminum doors and windows) 212 Harrison Ave. The Hadco Co. has storage here at 212 and

Business Relocation Report
Priority Areas R-2 - R 2A

also at 218 Harrison Ave. Their main office is at 61 Hudson and they have an additional location at 225 Harrison Ave. We have an appointment scheduled with the Hadco Co. for next week. Relocation should be rather easy since the two locations on Harrison Ave are used only for storage and also the fact that they have two other locations within the area.

ADDITIONAL ACTIVE ACCOUNTS

BLOCK 441B PARCEL 5381

Boston Furniture Sales, 730 Washington St. At our last meeting with Mr. Frank he informed us that he has found a new location but is unable to make any concrete plan since he has been unable to find out what his property was appraised for by the Authority. Therefore before he can go any further he has to find out how much he will get for his building.

BLOCK 441B PARCEL 5379 and 5380

Canners Furniture, 740 Washington St. After many meetings with Melvin Rabotsky, Charles Rabotsky and Larry Goldstein of Canners Furniture Co. and after giving them a number of leads on possible new locations, nothing positive has developed. We will continue to work closely with them until their problem is solved.

BLOCK 438 PARCEL 5423

Gerber Photo Service, 800 Washington St. Mr. Elynov of the Gerber Co. stressed the point that it was necessary for him to remain in the South Cove near the Medical Center since this was one of his largest accounts. In order to do this he is exploring the possibility of becoming a developer and apparently he has the resources to do it.

Business Relocation Report
Priority Areas R-2 - R 2A

BLOCK 438 PARCEL 5421-5422

Boston Baby Carriage, 802-806 Washington St
Mr. Bender of Boston Baby Carriage has informed us that he is presently negotiating for a new location in the Neponset area. Further he stated that he would like to remain in his present location until after this coming Christmas.

BLOCK 426 PARCEL 5503

Evening Bulletin, Inc. 897 Washington St
Mr. Carl Rosenberg owns the building and the business. He has purchased another building on Broadway in South Boston near Broadway Station and is ready to move pending final approval of the plan. We are assisting him in getting together bids from various contractors and explaining the format to be followed for relocation.

BLOCK 447 PARCEL 5103

Sharon Luncheonette, 164 Harrison Ave
We have spoken with Mr. Duher of the luncheonette and he has informed us that he is prepared to move but with the delay of final approval he is now thinking in terms of selling his business.

BLOCK 447 PARCEL 5102

Mass. Pleating & Stitching Co. 170 Harrison Ave.
Mr. Lester Lepler has a new building in Jamaica Plain and is ready to go as soon as possible, pending final approval

BLOCK 447 PARCEL 5102

Gaylene Inc. 170 Harrison Avenue. The company has found a new location at 61 Beach St and is also awaiting final approval.

Business Relocation Report
Priority Areas R-2 - R 2A

BLOCK 434A PARCEL 5550

Northeastern Electric Co. 250 Broadway
We have met with the officer of Northeastern Electric
both at there office and at City Hall. Presently we are
discussing and working on possible land sites in the
South Cove area.

These are a few of our active accounts within the area.

Richard Lockhart, Assistant Project Director

John Topalian, Family Relocation Supervisor

April 1, 1966

Family Relocation Progress to Date and Projected Plans

The following progress report is a summary of procedures and policies formulated and incorporated within the Family Relocation Department to date.

1. Data processing equipment and procedures are being introduced to control and direct the quantity of statistical material that the relocation programs will yield.
2. Revision of all forms and printed material for purposes of compatibility with data processing and statistical procedures.
3. Revision of the Informational Statement to comply with recent URA requirements. It is my intent to have all printed material required by the manual translated into Chinese. In addition, I am considering the possibility of utilizing a Chinese version of the brochure.
4. Some effort has been expended to locate and inspect housing resources within the Chinatown area for purposes of on-site moves. It should be noted that housing within the aforementioned area is extremely limited and marginal at best. Alternatives must be formulated and utilized.
5. The introduction of a comprehensive diagnostic and referral program. Briefly, the intent and purpose of the diagnostic survey is to: -
 - a. Identify those families and individuals with socio-economic problems.

- b. Determine visibly the severity of the social and economic problems within the project area. The total picture provided by the survey will help in the development of services and facilities for the referral of families and individuals to social agencies able to provide the specialized assistance required.

In short, the purpose here is to develop a referral system to bring together the family or individual with a problem and the agency geared to handle it.

6. To obtain the information and statistics on the nature, extent and range of socio-economic problems within the project area and in order to develop an effective method of referral to resource agencies, a revision of staff requirements has been made.

The responsibility for implementing an effective relocation program with maximum efficiency has necessitated this re-assessment of staff needs.

7. It is my considered opinion that the office facilities provided the relocation staff for the execution of this program, may very likely prove to be inadequate. At the very least, the improvisation necessitated by the lack of space could conceivably blunt the effectiveness of the staff and the program.

PROJECTED PLANS

- A. Relocation Workers on the South Cove Staff will be instructed to: -
1. Treat each case with respect and concern.
 2. Attention to be given to the problems of the family.
 3. Appropriate services must be rendered.
 4. Efforts must be made to meet the needs of the client.
- B. I will further insist that complete information supporting each evaluation and the plan of treatment service to the client must be recorded in the narrative. An appropriate re-housing plan geared to the client's needs and requirements will also be noted.
- C. The importance not only of skill but also of basic attitudes cannot be emphasized too strongly.
- D. I plan to develop a category for each case: -
- Level I - Families requiring only minimal services.
- Level II - Families in need of more specialized services where the problems are moderate in severity with good potential.
- Level III - Families in need of intensive casework services with deep-rooted multiple problems. This level will also include cases where the rehabilitation potential is limited or non-existent.



- residential
- commercial
- public and semi public
- area in square feet
- street right-of-way
- proposed MBTA subway easement
- utility easement to remain

PRELIMINARY
GROUND-BREAKING
STAGING - MAR, 1966

DISPOSITION PLAN

June 1965

South Cove
Urban Renewal Area
Massachusetts R-92

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